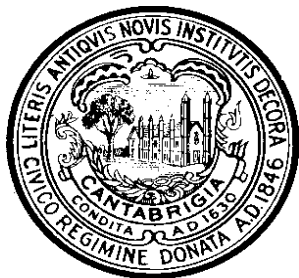


*City of Cambridge*  
*Community Development Department*  
*Development Log*  
*January/February 2005*



# **City of Cambridge**

## **Community Development Department**

### **Development Log**

#### **January/February 2005**

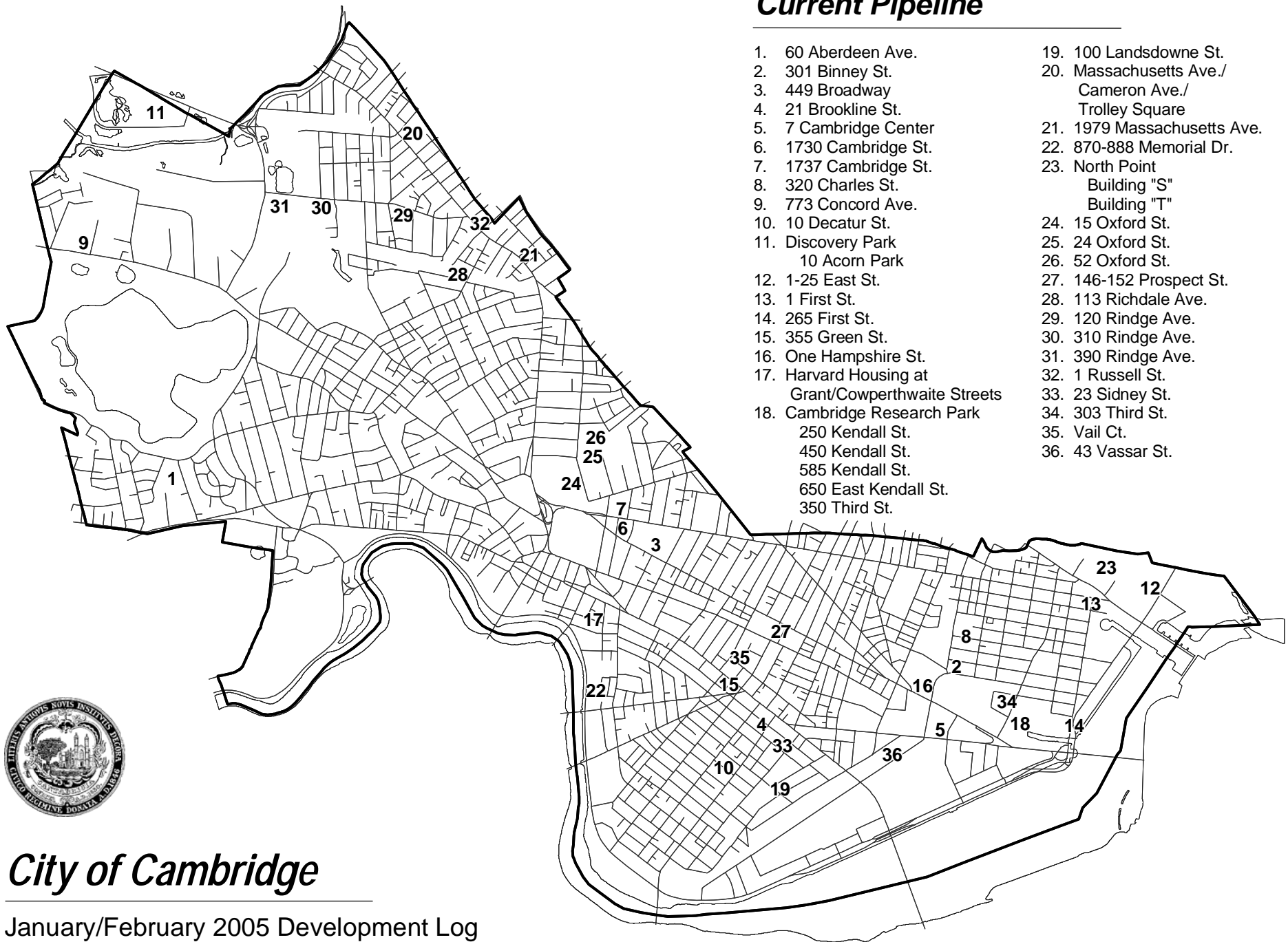
The Development Log was started to keep an active record of large-scale development projects occurring in the City of Cambridge. The Log, updated on a regular basis, is distributed to City departments to keep them posted of development progress from permitting and construction to completion. Criteria for the Log include:

- ◆ Commercial projects totaling over 50,000 square feet and any which have a significant impact on the neighborhood in which it is located.
- ◆ Residential projects of eight or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage.
- ◆ All use-conversion projects.
- ◆ All municipal projects in which a cross section of City departments may have an interest and all which are considered significant.

This document can be found on the City's website at: [http://www.cambridgema.gov/~CDD/ed/realest/re\\_devlog.html](http://www.cambridgema.gov/~CDD/ed/realest/re_devlog.html)

Forward any questions or comments about the Development Log to:

Chris Basler, Economic Development Division  
Cambridge Community Development Department  
344 Broadway, Cambridge, MA 02139  
Phone: (617) 349-4601 Fax: (617) 349-4638  
E-mail: [cbasler@cambridgema.gov](mailto:cbasler@cambridgema.gov)



## Current Pipeline

1. 60 Aberdeen Ave.
2. 301 Binney St.
3. 449 Broadway
4. 21 Brookline St.
5. 7 Cambridge Center
6. 1730 Cambridge St.
7. 1737 Cambridge St.
8. 320 Charles St.
9. 773 Concord Ave.
10. 10 Decatur St.
11. Discovery Park  
10 Acorn Park
12. 1-25 East St.
13. 1 First St.
14. 265 First St.
15. 355 Green St.
16. One Hampshire St.
17. Harvard Housing at  
Grant/Cowperthwaite Streets
18. Cambridge Research Park  
250 Kendall St.  
450 Kendall St.  
585 Kendall St.  
650 East Kendall St.  
350 Third St.
19. 100 Landsdowne St.
20. Massachusetts Ave./  
Cameron Ave./  
Trolley Square
21. 1979 Massachusetts Ave.
22. 870-888 Memorial Dr.
23. North Point  
Building "S"  
Building "T"
24. 15 Oxford St.
25. 24 Oxford St.
26. 52 Oxford St.
27. 146-152 Prospect St.
28. 113 Richdale Ave.
29. 120 Rindge Ave.
30. 310 Rindge Ave.
31. 390 Rindge Ave.
32. 1 Russell St.
33. 23 Sidney St.
34. 303 Third St.
35. Vail Ct.
36. 43 Vassar St.



**City of Cambridge**

January/February 2005 Development Log

## Development Log -- Project Summary

| Status/Project Address                           | Developer Name               | FAR  | Lot Area  | GFA       | Units | Project Use           |
|--|------------------------------|------|-----------|-----------|-------|-----------------------|
| <b>Status -- Permits Granted</b>                 |                              |      |           |           |       |                       |
| 21 Brookline Street                              | 1st Cambridge Real Estate    | 2.00 | 18,256    | 40,755    | 49    | Residential           |
| Discovery Park Remaining Master Plan             | Bulfinch Company             | 0.00 | 1,154,420 | 379,408   | 0     | Office/R&D            |
| 1-25 East Street / Charles E. Smith Housing      | C.E. Smith/Archstone Dev     | 2.90 | 247,431   | 935,215   | 767   | Residential           |
| Grant/Cowperthwaite Streets                      | Harvard Real Estate Services | 3.07 | 165,731   | 126,765   | 147   | Residential           |
| 355 Green Street                                 | Harry Katis                  | 0.00 | 7,816     | 24,462    | 27    | Residential           |
| 1 Hampshire Street / Draper Labs                 | Leggett McCall/Draper        | 3.20 | 101,190   | 156,700   | 0     | Office/R&D            |
| 250 Kendall Street / Cambridge Research Park     | Lyme Properties              | 3.00 | 0         | 105,000   | 0     | Hotel                 |
| 585 Kendall Street / Cambridge Research Park     | Lyme Properties              | 3.00 | 0         | 75,000    | 0     | Theater               |
| 450 Kendall Street / Cambridge Research Park     | Lyme Properties              | 3.00 | 0         | 46,293    | 8     | Residential           |
| Mass./Cameron Ave./Trolley Square                | HRI                          | 0.00 | 37,645    | 55,854    | 40    | Residential           |
| 870-888 Memorial Drive / Harvard Housing         | Harvard Real Estate Services | 3.10 | 98,828    | 140,652   | 181   | Residential           |
| North Point Bldg "S"                             | Guildford/Spaulding & Slye   | 2.66 | 19,500    | 113,955   | 99    | Residential           |
| North Point Bldg "T"                             | Guildford/Spaulding & Slye   | 2.66 | 32,000    | 236,223   | 230   | Residential           |
| North Point Remaining Master Plan                | Guildford/Spaulding & Slye   | 2.66 | 3,256,310 | 4,134,318 | 2,151 | Mixed Use Development |
| 24 Oxford Street                                 | Harvard University           | 2.12 | 1,132,560 | 410,000   | 0     | Institutional         |
| 113 Richdale Avenue / Richdale Place             | Oaktree Development          | 1.61 | 18,460    | 29,775    | 20    | Residential           |
| 120 Rindge Avenue / St. John's Resident Convers. | 120 Realty Trust             | 0.67 | 100,068   | 49,951    | 48    | Residential           |
| 1 Russell Street                                 | Quadrant Real Estate         | 0.00 | 22,536    | 32,032    | 24    | Residential           |
| 303 Third Street / Intell Housing                | Intell Cambridge LLC         | 3.90 | 148,693   | 579,779   | 526   | Residential           |

## Development Log -- Project Summary

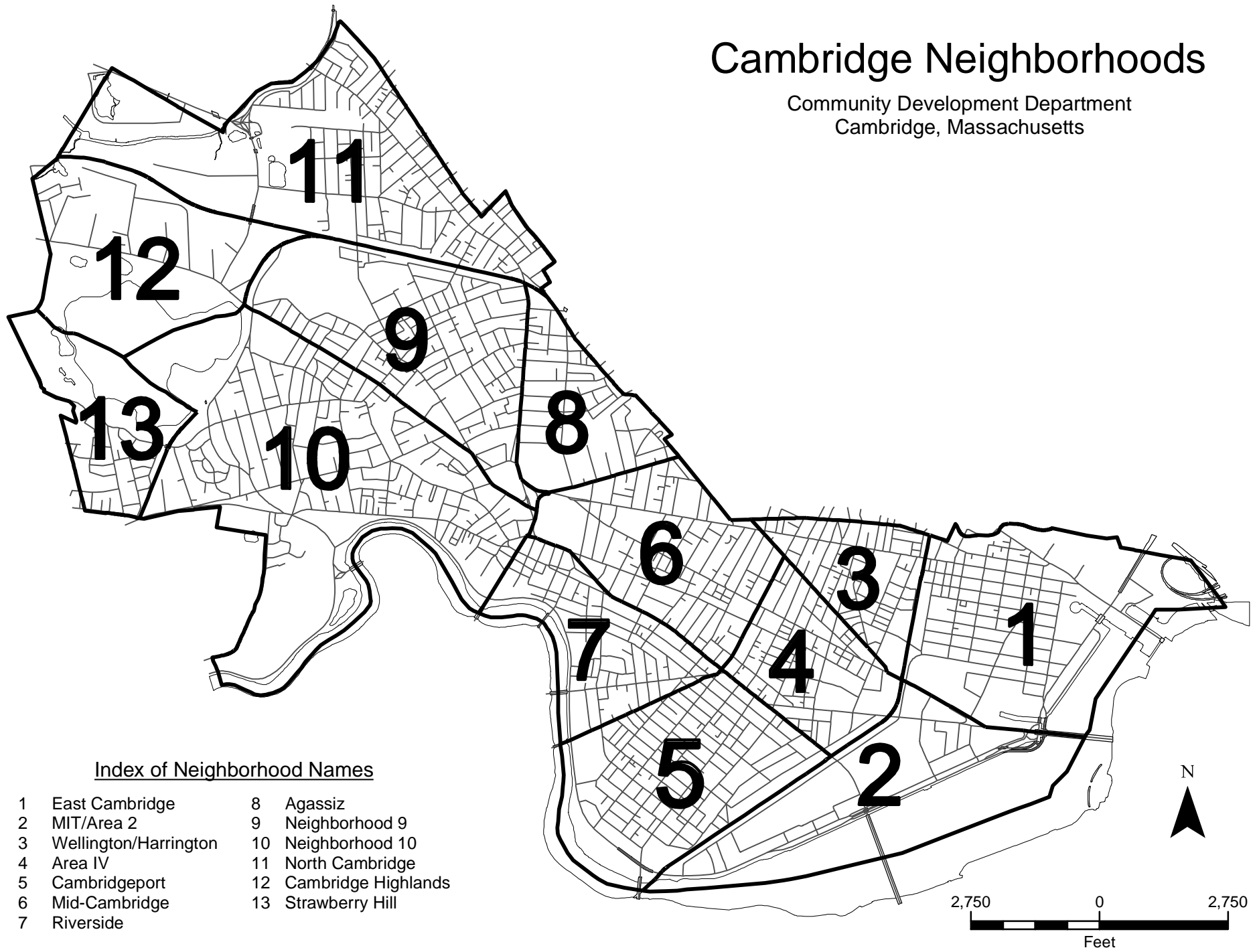
| Status/Project Address                            | Developer Name                     | FAR  | Lot Area  | GFA              | Units        | Project Use        |
|---|------------------------------------|------|-----------|------------------|--------------|--------------------|
| <b>Status -- Permits Granted</b>                  |                                    |      |           |                  |              |                    |
| Vail Court  | Six Realty Trust                   | 1.21 | 28,177    | 34,208           | 30           | Residential        |
| <b>Totals</b>                                     |                                    |      |           | <b>7,706,345</b> | <b>4,347</b> |                    |
| <b>Status -- In Construction</b>                  |                                    |      |           |                  |              |                    |
| 60 Aberdeen Avenue                                | Prospectus, LLC                    | 0.75 | 65,290    | 63,658           | 57           | Residential        |
| 10 Acorn Park / Discovery Park Bldg 100           | Bulfinch Company                   | 0.00 | 1,154,420 | 440,508          | 0            | Office/R&D         |
| 301 Binney Street                                 | Rogers St. LLC c/o Lyme Properties | 3.00 | 0         | 268,779          | 0            | Office/R&D         |
| 449 Broadway / Main Library Expansion             | City of Cambridge                  | 1.50 | 513,809   | 102,210          | 0            | Institutional      |
| 7 Cambridge Center                                | Boston Properties                  | 4.48 | 44,854    | 191,900          | 0            | Office/R&D         |
| 1730 Cambridge Street / CGIS-South                | Harvard University                 | 1.33 | 63,929    | 84,377           | 0            | College/University |
| 1737 Cambridge Street / CGIS-North                | Harvard University                 | 2.57 | 169,205   | 96,054           | 0            | College/University |
| 320 Charles Street / R&D                          | Whitehead Institute                | 0.74 | 107,025   | 9,600            | 0            | Office/R&D         |
| 773 Concord Avenue                                | VRL Realty Trust                   | 0.00 | 17,896    | 31,359           | 25           | Residential        |
| 10 Decatur Street                                 | Fela Realty Trust                  | 0.88 | 27,671    | 31,520           | 19           | Residential        |
| 650 East Kendall Street / Cambridge Research Park | Lyme Properties                    | 3.00 | 0         | 217,398          | 0            | Office/R&D         |
| 265 First Street / Kendall Sq. Electric Plant     | Mirant New England                 | 0.00 | 0         | 11,800           | 0            | Utilities          |
| 1 First Street                                    | Leggat McCall Properties           | 4.10 | 72,418    | 297,006          | 199          | Residential        |
| 100 Landsdowne Street / University Park           | Forest City Development            | 0.00 | 0         | 236,000          | 203          | Residential        |
| 1979 Massachusetts Avenue / Housing               | Sam Azzam                          | 2.40 | 5,832     | 13,900           | 15           | Residential        |
| 52 Oxford Street / Parking Garage                 | Harvard University                 | 1.68 | 1,111,380 | 328,701          | 0            | Parking Garage     |

## Development Log -- Project Summary

| Status/Project Address                          | Developer Name          | FAR  | Lot Area | GFA              | Units      | Project Use        |
|---|-------------------------|------|----------|------------------|------------|--------------------|
| <b>Status -- In Construction</b>                |                         |      |          |                  |            |                    |
| 15 Oxford Street / LISE                         | Harvard University      | 1.58 | 0        | 118,800          | 0          | Institutional      |
| 310 Rindge Avenue / Brickworks Housing          | Brickworks LLC          | 1.05 | 153,207  | 153,730          | 99         | Residential        |
| 390 Rindge Avenue / Alewife Brook Condos II     | JAS                     | 0.00 | 8,448    | 10,470           | 8          | Residential        |
| 23 Sidney Street / University Park              | Forest City Development | 0.00 | 0        | 46,000           | 49         | Residential        |
| 350 Third Street / Cambridge Research Park      | Lyme Properties         | 3.00 | 0        | 357,000          | 321        | Residential        |
| 43 Vassar Street / MIT Brain & Cognitive Center | MIT                     | 0.40 | 388,991  | 362,000          | 0          | College/University |
| <b>Totals</b>                                   |                         |      |          | <b>3,472,770</b> | <b>995</b> |                    |
| <b>Status -- Complete</b>                       |                         |      |          |                  |            |                    |
| 146-152 Prospect Street / JAS Scouting Way      | Just-A-Start            | 0.92 | 15,175   | 16,204           | 13         | Residential        |
| <b>Totals</b>                                   |                         |      |          | <b>16,204</b>    | <b>13</b>  |                    |

# Cambridge Neighborhoods

Community Development Department  
Cambridge, Massachusetts



## DEVELOPMENT LOG

### Projects by Neighborhood

| <b>Neighborhood 1 - EAST CAMBRIDGE</b>            | <b>Project Use</b>    | <b>Developer</b>                   | <b>Status</b>   |
|---|-----------------------|------------------------------------|-----------------|
| 301 Binney Street                                 | Office/R&D            | Rogers St. LLC c/o Lyme Properties | In Construction |
| 320 Charles Street / R&D                          | Office/R&D            | Whitehead Institute                | In Construction |
| 650 East Kendall Street / Cambridge Research Park | Office/R&D            | Lyme Properties                    | In Construction |
| 1-25 East Street / Charles E. Smith Housing       | Residential           | C.E. Smith/Archstone Dev           | Permits Granted |
| 1 First Street                                    | Residential           | Leggat McCall Properties           | In Construction |
| 265 First Street / Kendall Sq. Electric Plant     | Utilities             | Mirant New England                 | In Construction |
| 250 Kendall Street / Cambridge Research Park      | Hotel                 | Lyme Properties                    | Permits Granted |
| 450 Kendall Street / Cambridge Research Park      | Residential           | Lyme Properties                    | Permits Granted |
| 585 Kendall Street / Cambridge Research Park      | Theater               | Lyme Properties                    | Permits Granted |
| North Point Bldg "S"                              | Residential           | Guildford/Spaulding & Slye         | Permits Granted |
| North Point Bldg "T"                              | Residential           | Guildford/Spaulding & Slye         | Permits Granted |
| North Point Remaining Master Plan                 | Mixed Use Development | Guildford/Spaulding & Slye         | Permits Granted |
| 303 Third Street / Intell Housing                 | Residential           | Intell Cambridge LLC               | Permits Granted |
| 350 Third Street / Cambridge Research Park        | Residential           | Lyme Properties                    | In Construction |
| <b>Neighborhood 2 - MIT / AREA 2</b>              | <b>Project Use</b>    | <b>Developer</b>                   | <b>Status</b>   |
| 7 Cambridge Center                                | Office/R&D            | Boston Properties                  | In Construction |
| 43 Vassar Street / MIT Brain & Cognitive Center   | College/University    | MIT                                | In Construction |
| <b>Neighborhood 3 - WELLINGTON HARRINGTON</b>     | <b>Project Use</b>    | <b>Developer</b>                   | <b>Status</b>   |
| 1 Hampshire Street / Draper Labs                  | Office/R&D            | Leggett McCall/Draper              | Permits Granted |



## DEVELOPMENT LOG

### Projects by Neighborhood

| <b>Neighborhood 4 - AREA IV</b>            | <b>Project Use</b> | <b>Developer</b>             | <b>Status</b>   |
|--|--------------------|------------------------------|-----------------|
| 146-152 Prospect Street / JAS Scouting Way | Residential        | Just-A-Start                 | Complete        |
| <b>Neighborhood 5 - CAMBRIDGEPORT</b>      | <b>Project Use</b> | <b>Developer</b>             | <b>Status</b>   |
| 21 Brookline Street                        | Residential        | 1st Cambridge Real Estate    | Permits Granted |
| 10 Decatur Street                          | Residential        | Fela Realty Trust            | In Construction |
| 100 Landsdowne Street / University Park    | Residential        | Forest City Development      | In Construction |
| 23 Sidney Street / University Park         | Residential        | Forest City Development      | In Construction |
| <b>Neighborhood 6 - MID-CAMBRIDGE</b>      | <b>Project Use</b> | <b>Developer</b>             | <b>Status</b>   |
| 449 Broadway / Main Library Expansion      | Institutional      | City of Cambridge            | In Construction |
| 1730 Cambridge Street / CGIS-South         | College/University | Harvard University           | In Construction |
| 1737 Cambridge Street / CGIS-North         | College/University | Harvard University           | In Construction |
| Vail Court                                 | Residential        | Six Realty Trust             | Permits Granted |
| <b>Neighborhood 7 - RIVERSIDE</b>          | <b>Project Use</b> | <b>Developer</b>             | <b>Status</b>   |
| Grant/Cowperthwaite Streets                | Residential        | Harvard Real Estate Services | Permits Granted |
| 355 Green Street                           | Residential        | Harry Katis                  | Permits Granted |
| 870-888 Memorial Drive / Harvard Housing   | Residential        | Harvard Real Estate Services | Permits Granted |
| <b>Neighborhood 8 - AGASSIZ</b>            | <b>Project Use</b> | <b>Developer</b>             | <b>Status</b>   |
| 15 Oxford Street / LISE                    | Institutional      | Harvard University           | In Construction |
| 24 Oxford Street                           | Institutional      | Harvard University           | Permits Granted |

## DEVELOPMENT LOG

### Projects by Neighborhood

| <b>Neighborhood 8 - AGASSIZ</b>                  | <b>Project Use</b> | <b>Developer</b>     | <b>Status</b>   |
|--|--------------------|----------------------|-----------------|
| 52 Oxford Street / Parking Garage                | Parking Garage     | Harvard University   | In Construction |
| <b>Neighborhood 9 - NEIGHBORHOOD 9</b>           | <b>Project Use</b> | <b>Developer</b>     | <b>Status</b>   |
| 113 Richdale Avenue / Richdale Place             | Residential        | Oaktree Development  | Permits Granted |
| <b>Neighborhood 10 - NEIGHBORHOOD 10</b>         | <b>Project Use</b> | <b>Developer</b>     | <b>Status</b>   |
| 60 Aberdeen Avenue                               | Residential        | Prospectus, LLC      | In Construction |
| 1979 Massachusetts Avenue / Housing              | Residential        | Sam Azzam            | In Construction |
| <b>Neighborhood 11 - NORTH CAMBRIDGE</b>         | <b>Project Use</b> | <b>Developer</b>     | <b>Status</b>   |
| 10 Acorn Park / Discovery Park Bldg 100          | Office/R&D         | Bulfinch Company     | In Construction |
| Discovery Park Remaining Master Plan             | Office/R&D         | Bulfinch Company     | Permits Granted |
| Mass./Cameron Ave./Trolley Square                | Residential        | HRI                  | Permits Granted |
| 120 Rindge Avenue / St. John's Resident Convers. | Residential        | 120 Realty Trust     | Permits Granted |
| 310 Rindge Avenue / Brickworks Housing           | Residential        | Brickworks LLC       | In Construction |
| 390 Rindge Avenue / Alewife Brook Condos II      | Residential        | JAS                  | In Construction |
| 1 Russell Street                                 | Residential        | Quadrant Real Estate | Permits Granted |
| <b>Neighborhood 13 - STRAWBERRY HILL</b>         | <b>Project Use</b> | <b>Developer</b>     | <b>Status</b>   |
| 773 Concord Avenue                               | Residential        | VRL Realty Trust     | In Construction |

## ***DEVELOPMENT LOG***

### **Completed Projects**

#### **Projects Completed in 2004**

---

Arrow Street, #0 (Theater)  
Bishop Allen Drive, #47 (Parking Garage)  
Concord Avenue #650 (Neville Manor)  
Franklin Street, #369 (Oaktree Housing)  
Main Street, #853 (La Groceria)  
Massachusetts Avenue, #254 (Novartis)  
Sixth Street, #157  
Vassar Street, #10 (MIT Stata Center)  
West Kendall Street, #675 (Vertex)

#### **Projects Completed in 2003**

---

Auburn Street, #196-198 (CASCAP Housing)  
Bent Street, #300 (Lohnes)  
Columbia Street, #55-59 (CAST Housing)  
Land Boulevard, #25 (Hotel Marlowe)  
Memorial Drive, #778-784 (Polaroid-Offices)  
Pleasant Street, #157-173 (Polaroid-Housing)

#### **Projects Completed in 2002**

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Albany Street, #224 (MIT Dorm)  
Bigelow Street, #8  
Boardman Street (Squirrel Properties)  
Cambridge Park Drive, #200 (Genetics Inst.)  
Cambridge Park Drive, #30  
Cambridge Street, #803-815  
Cambridge Street, #1167 (JAS Housing/Nobrega's)  
Landsdowne Street, #35 (Millennium Pharmaceuticals)  
Landsdowne Street, #40 (University Park)  
Landsdowne Street, #80 (University Park)  
Main Street, #350 (Firehouse Hotel)  
Massachusetts Avenue, #2443  
Msgr. O'Brien Highway, 187-199 (Hotel)  
Osborn Street, #28 (TKT, Inc.)  
Pacific Street, #70 (MIT Dorm)

#### **Projects Completed in 2002 (continued)**

---

Sidney Street, #88 (University Park)  
Sidney Street, #91 (University Park)  
Technology Square, #100  
Technology Square, #300  
Technology Square, #600  
Technology Square, #700  
Technology Square, #800  
Third Street, #286 (Beal Company)  
Vassar Street, #100  
Vassar Street #229 (MIT Dorm/Simmons Hall)

#### **Projects Completed in 2001**

---

Broadway, #330, #332, #334  
Cambridge Center, #15  
Central Square, #1-9 (Carl Baron Plaza)  
Concord Avenue, #650 (Neville Assisted Living)  
Erie Street, #98-100  
Fresh Pond Parkway, #250 (Water Treatment Plant)  
Harvey Street, #181  
Kendall Square, #1 (Amgen)  
Landsdowne Street, #65 (University Park)  
Massachusetts Avenue, #580  
Mt. Auburn Street, #125 (Post Office)  
Putnam Avenue, #396-398  
Rindge Avenue, #70 (Fitzgerald School)  
River Street, #241  
River Street, #320-366 (Bread & Circus)  
Sidney Street, #180 (Vertex)  
Third Street, #101

## Projects Completed in 2000

---

Ames Street E18, #50  
Bent Street, #320  
Brookline Street (Auburn Court, Phase II)  
Brookline Street, #139-155  
Norfolk Street, #59  
Otis Street, #210  
Oxford Street, #12  
Prospect Street, #195  
Rindge Avenue, #354, #358, #368, #384-390

## Projects Completed in 1999

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Albany Street, #270  
Broadway, #203-205  
Broadway, #210  
Cambridge Center, #6  
Cambridge Center, #8  
Erie Street, #47  
First Street, #25 (2 Canal Park)  
Gore Street, #163  
Harvard Street, #273  
Massachusetts Avenue, #1008  
Massachusetts Avenue, #1380-1392; JFK Street, #14-32  
Massachusetts Avenue, #2525  
Memorial Drive, #619  
Memorial Drive, #808-812  
Mt. Auburn Street, #100-104; Winthrop St. #89-107 (Eliot Sq.)  
Oxford Street, #17-33 (Maxwell-Dworkin Building)  
Pacific Street, #101  
Porter Road, #48  
Robinson Street, #26  
Sidney Street, #45 & 75  
Somerville Avenue, #815  
Western Avenue, #165  
Wilson Road, #10 (at Smith Place)

## Projects Completed in 1998

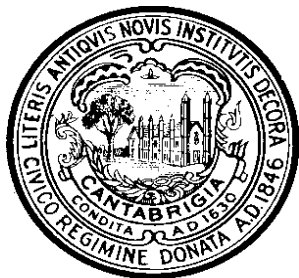
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Binney, #195; Third Street, #259-265  
Davenport Street, #1-15  
Massachusetts Avenue, #2105-2109  
Massachusetts Avenue, #2325 (Pemberton Market)  
Msgr. O'Brien Highway, #15 (Museum Towers PB #85)  
Msgr. O'Brien Highway, #169  
Pemberton Street Condos  
Porter Square Shopping Center  
Richdale Avenue  
Rindge Avenue, #402  
Sidney Street, #20; Mass. Ave., #350  
Webster Street, #67-83, Bristol Street, #51-53

## Projects Completed in 1997

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Bent Street, #243  
Education First PB #85  
Memorial Drive,, #600  
Memorial Drive, #620 (Hybridon)  
Msgr. O'Brien Highway, #258  
River Street, #330



# *City of Cambridge*

## *Community Development Department*

### *Development Log – Update & Revision Form*

Please make as many copies necessary to provide updated or additional information pertaining to projects meeting the Development Log criteria. Please refer to the latest version of the Development Log before completing this form to determine whether the project has or has not been posted. This document can be found on the City's website at [http://www.cambridgema.gov/~CDD/ed/realest/re\\_devlog.html](http://www.cambridgema.gov/~CDD/ed/realest/re_devlog.html). Return forms to:

Chris Basler, Economic Development Division  
Cambridge Community Development Department  
344 Broadway, Cambridge, MA 02139  
Phone: (617) 349-4601 Fax: (617) 349-4638  
E-mail: [cbasler@cambridgema.gov](mailto:cbasler@cambridgema.gov)

|                             |                               |                                  |
|-----------------------------|-------------------------------|----------------------------------|
| Project Address _____       | Developer / Address _____     | Developer Ph _____               |
| Neighborhood _____          | Zoning _____                  | FAR _____                        |
|                             | GFA _____                     | Lot Area _____                   |
| Date Project Began _____    | Date Construction Began _____ | Date Construction Finished _____ |
| Status (please circle):     | permitting                    | construction                     |
|                             | complete                      | litigation/appeal                |
|                             | acquisition                   | Type(s) of Use _____             |
| # Residential (units) _____ | Residential (SF) _____        | Parking (spaces) _____           |
|                             |                               | Hotel Rooms _____                |
| Retail (SF) _____           | Office/RD _____               | Industrial (SF) _____            |
| Other (SF) _____            | specify: _____                |                                  |
| Miscellaneous Notes _____   |                               |                                  |
| CDD Contact(s) _____        | Contact Ph _____              |                                  |